



Flathead County

Planning & Zoning

1035 1st Ave W, Kalispell, MT 59901
Telephone 406.751.8200 Fax 406.751.8210

RECEIVED

JUN 26 2015

MAJOR SUBDIVISION PRELIMINARY PLAT APPLICATION

Submit this application, all required information, and appropriate fee (see current fee schedule) to the Planning & Zoning office at the address listed above.

FEE ATTACHED \$ 1285

SUBDIVISION NAME: Kalipsell Industrial Center Unit No. 2 Revisited

OWNER(S) OF RECORD:

Name: Eagle Pointe West Properties, LLC (Bob King) Phone: 727-642-8237

Mailing Address: 150 Industrial Court

City, State, Zip: Kalispell, MT 59901

Email: _____

APPLICANT (IF DIFFERENT THAN ABOVE):

Name: _____ Phone: _____

Mailing Address: _____

City, State, Zip Code: _____

Email: _____

TECHNICAL/PROFESSIONAL PARTICIPANTS:

Name: Marquardt Surveying Phone: 406-755-6285

Mailing Address: 201 3rd Ave W

City, State, Zip: Kalispell, MT 59901

Email: sarah@mmsurvey.net

Name: Jere Johnson Phone: 406-862-7324

Mailing Address: 4572 Whitefish Stage

City, State, Zip: Whitefish, MT 59937

Email: _____

LEGAL DESCRIPTION OF PROPERTY:

Street Address 150 Industrial Court

City/State & Zip Kalispell, MT 59901

Assessor's Tract No.(s) 0500139 Lot No.(s) 1

Section 10 Township 27 Range 21

GENERAL DESCRIPTION / TYPE OF SUBDIVISION:

2 lot commercial / industrial subdivision in Kalispell Industrial Center Unit No. 2, between Kalispell and Somers. All improvements are in place.

Number of Lots or Rental Spaces 2 Total Acreage in Subdivision 3.75
Total Acreage in Lots 3.45 Minimum Size of Lots or Spaces 0.64
Total Acreage in Streets or Roads 0.3 Maximum Size of Lots or Spaces 3.10
Total Acreage in Parks, Open Spaces and/or Common Areas 0.0

PROPOSED USE(S) AND NUMBER OF ASSOCIATED LOTS/SPACES:

Single Family _____ Townhouse _____ Mobile Home Park _____
Duplex _____ Apartment _____ Recreational Vehicle Park _____
Commercial 1 Industrial 1 Planned Unit Development _____
Condominium _____ Multi-Family _____ Other _____

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APPLICABLE ZONING DESIGNATION & DISTRICT: unzoned

IS SUBJECT PROPERTY LOCATED WITHIN 3-MILE BUFFER OF KALISPELL, WHITEFISH, OR COLUMBIA FALLS? No

ESTIMATE OF MARKET VALUE BEFORE IMPROVEMENTS: \$976,100

IMPROVEMENTS TO BE PROVIDED:

Roads: _____ Gravel ☒ Paved _____ Curb _____ Gutter _____ Sidewalks _____ Alleys _____ Other _____

* **Water System:** _____ Individual ☒ Shared _____ Multiple User _____ Public _____

* **Sewer System:** _____ Individual ☒ Shared _____ Multiple User _____ Public _____

Other Utilities: _____ Cable TV ☒ Telephone ☒ Electric _____ Gas _____ Other _____

Solid Waste: _____ Home Pick Up _____ Central Storage ☒ Contract Hauler _____ Owner Haul _____

Mail Delivery: ☒ Central _____ Individual _____ School District: Somers/Lakeside

Fire Protection: _____ Hydrants ☒ Tanker Recharge _____ Fire District: Somers

Drainage System: _____

* **Individual** (one user)

Shared (two user)

Multiple user (3-9 connections or less the 25 people served at least 60 days of the year)

Public (more than 10 connections or 25 or more people served at least 60 days of the year)

* If the water supply and wastewater treatment systems are shared, multiple user, or public, provide a statement of whether the systems will be public utilities as defined in 69-3-101 and subject to the jurisdiction of the public service commission or exempt from public service commission jurisdiction. If exempt, provide an explanation for the exemption.

PROPOSED EROSION/SEDIMENTATION CONTROL: _____

Property is fully developed and there is no more construction proposed.

VARIANCES: ARE ANY VARIANCES REQUESTED? No (yes/no)

(If yes, please complete the information on page 3)

SECTION OF REGULATIONS CREATING HARDSHIP: _____

PLEASE RESPOND TO THE FOLLOWING STATEMENTS IN THE SPACES PROVIDED

BELOW: *(The Commission shall not approve a variance unless it finds that all of the following are met)*

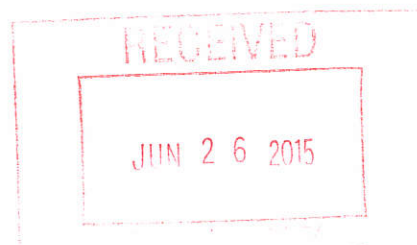
1. The variance will not be detrimental to the public health, safety, or general welfare or injurious to other adjoining properties.

2. Due to the physical surroundings, shape, or topographical conditions of the property involved, strict compliance with the regulations will impose an undue hardship on the owner. Undue hardship does not include personal or financial hardship, or any hardship that is self imposed.

3. The variance will not cause a substantial increase in public costs, now or in the future.

4. The variance will not place the subdivision in nonconformance with any adopted growth policy, neighborhood plan or zoning regulations.

5. The variance is consistent with the surrounding community character of the area.



APPLICATION CONTENTS:


1. Completed Preliminary Plat application *(If submitting bound copies of the application materials, please also include one **unbound** copy for replication purposes).*
2. 14 folded copies of the preliminary plat. *(Either 18" X 24" or 24" X 36" per Appendix B- Flathead County Subdivision Regulations).*
3. One reproducible set of supplemental information *(See Appendix B -Flathead County Subdivision Regulations).*
4. One reduced copy of the preliminary plat not to exceed 11" x 17" in size.
5. Application fee.
6. A **Certified** Adjoining Property Owners List must be submitted with the application *(see attached form)*. The list will be sent directly to the Planning & Zoning office, unless you request otherwise. This list is valid for a period of 6 months from date generated. You may also get a certified adjoining landowners list from a title company if you choose.

This application shall be submitted, along with all information required by the applicable Subdivision Regulations and the Montana Subdivision and Platting Act, and the appropriate fee to:
Flathead County Planning & Zoning Office 1035 First Avenue West
Kalispell, Montana 59901 - Phone: (406) 751-8200 Fax: (406) 751-8210

I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be untrue, I understand that any approval based thereon may be rescinded and other appropriate action taken. The signing of this application signifies approval for the Flathead County Planning and Zoning staff to be present on the property for routine monitoring and inspection during the approval and development process.

Applicant Signature

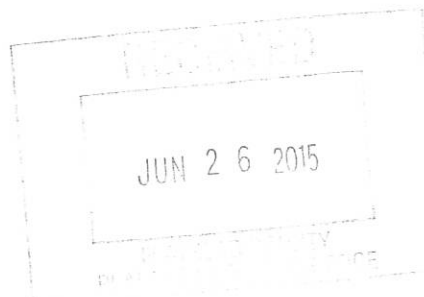
Date



Owner(s) Signature *(all owners must sign)*



Date



KALISPELL INDUSTRIAL CENTER #2 REVISITED
Section 10, Township 27 North, Range 21 West, P.M.,M., Flathead County, Montana

Part 1 – Application Supplements:

- a. Please see attached deed.
- b. Please see attached subdivision plats and surveys.
- c. Please see attached Environmental Assessment.
- d. Not applicable.
- e. Not applicable.
- f. Not applicable.
- g. Please see attached MDEQ packet.
- h. Please see attached dust control plan.
- i. Industrial Court is a county road from US Highway 93 to the south boundary of the subject property. Within the boundary of the subject property, Industrial Court is a 60' private road and utility easement. Please see the preliminary plat. Also see attached Notice of Access Right (Document No. 199834516240, records of Flathead County Clerk and Recorder).
- j. Not applicable.
- k. Not applicable.
- l. There are no covenants or restrictions on the subject property.
- m. Not applicable.
- n. Not applicable.
- o. Please see attached draft of road user's agreement
- p. Not applicable.
- q. Please see attached MDEQ packet.
- r. Please see attached MDEQ packet.
- s. Please see attached MDEQ packet.
- t. Please see attached MDEQ packet.
- u. Please see attached MDEQ packet.
- v. Please see attached MDEQ packet.
- w. There are no existing water rights filed with the DNRC found on the subject property. If there are any water rights filed before the finalization of the final plat, then the subdivider shall reserve all or a portion of the appropriated water rights owned by the owner of the land to be subdivided and transfer the water rights to a single entity for use by landowners within the subdivision who have legal right to the water.
- x. Please see the attached adjoiner's list.
- y. Not applicable.
- z. Please see the attached driving directions from Google.
- aa. Please see the preliminary plat.
- bb. Not applicable.
- cc. Please see the preliminary plat and Transmission Line Easement (Book 273, Page 527, records of Flathead County Clerk and Recorder).
- dd. Not applicable.

